

Lake Mitchell Property Owners Association
Board Meeting Minutes
May 28, 2025 Approved

Attendance: Jackie Erway, Gary Huyge, Hugh Hufnagel, Greg Wahl (all by zoom)

1. Minutes from 4-30-25 v1board meeting: Approved as distributed.
2. Organizational issues
 - Board member vacancy update: Hugh and Jackie described their recent efforts to find candidates who live at the lake full-time. Work will continue.
 - Spring membership campaign door hanger distribution: Jackie is having membership flyers printed that can be hung on doors and will notify other board members when they can be picked up. Board members will distribute them all around the lake with each board member taking about a quarter of the lake residences/cottages.
 - Annual meeting agenda, presentations, preparations: Following discussion, it was decided to structure the annual meeting agenda similarly to last year's meeting, with one important change. Dave Kuyers (representing LMSA) and Mike Solomon (representing LMIB) will be asked to limit their comments to ten minutes so that property owners in attendance can ask questions. **Action:** Hugh will draft the agenda and distribute it to board members for review.
 - Financial update: Gary reported that the current LMPOA fund balance is approximately \$13K and that membership renewals should increase with the distribution of the flyers and the fact that membership dues have been lowered to \$25.
 - Communication: Website, email updates: Jackie will have the website updated with items discussed at this meeting and will also do an email list and Facebook group update.
3. LMIB-related issues
 - LMIB meeting update: Jackie noted that the 2025 LMIB assessment will be \$300 (lakefront lots) and \$150 (back lots). This was expected given the discussion at the LMIB meeting/hearing last August.
 - LMIB board member update: Hugh reported on what he learned about the credentials of the LMIB board member who presently represents Cherry Grove Township but is not a lakefront property owner. *Jackie noted that the current Cherry Grove Township representative on the LMIB was appointed by the LMIB chairperson (not the CG Township board), is not an Lake Mitchell property owner nor a Cherry Grove Township resident.* Following discussion, the board agreed with Jackie that a qualified lakefront property owner could better represent Cherry Grove Township on the LMIB board, and she will talk with the township supervisor about it further.
 - Membership in the Michigan Lakes & Streams Association: It appears that the LMIB is not a member of the MLSA nor does it subscribe to the Michigan Riparian newsletter. Greg will suggest that joining or at least subscribing to the newsletter might be a good idea at the next LMIB meeting in June.
4. LMSA update
 - LMSA board meeting update: Jackie and Greg noted that the LMSA board met on May 5th to discuss the 2025-2026 LMSA budget. It appears that the monthly rate will decrease to \$154 in the coming year because the need to have matching funds to take advantage of a grant opportunity is no longer an issue (as the grant opportunity did not materialize). Notice of the May 5th budget meeting was

posted at the township offices only a few days in advance, causing the meeting to not be as well attended by property owners.

5. Other topics and updates

- Lake level monitoring: Greg is doing a good job in photographing the lake level gauge and telling how it relates to minimum and maximum requirements. This information is posted on the LMPOA website. Hugh said he still needs to draft a short description of how the information from the gauge is used to calculate the relationship to seasonal minimums and maximums.
- STR ordinance enforcement update: Hugh reported that STR ordinance administration and enforcement efforts appear to be weak in Selma Township. Ordinance administration efforts appear to be better in Cherry Grove Township, although enforcement there is also weak. Cherry Grove Township has purchased an online STR application and monitoring program and has identified a person to manage it. Further discussions about the state of STR ordinance enforcement efforts at both townships are continuing.
- PFAS found near Lake Mitchell: Jaxckie noted that PFAS has been detected in two wells on Lake Mitchell lakefront properties. The board felt that this information should be shared with property owners at the annual meeting. Information about how well water can be tested for PFAS should also be shared. **Action:** Jackie will obtain this testing information and will mention it in her remarks at the annual meeting.

6. Next board meeting: Wednesday, June 25, 2025, at 5 pm

- Annual meeting: Saturday, June 28, 2025, at 9:30 am

Minutes revised by Hugh on June 23, 2025. Please contact him with any additional suggested changes or corrections.